



westmont.illinois.gov

## Community Development Department

31 West Quincy Street • Westmont, Illinois 60559  
Tel: 630-981-6250 Fax: 630-968-8610

### LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION AGENDA

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, July 13, 2016 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of testifying attendees and reminder to sign in
5. Reminder to silence all electronic devices
6. Approval of Minutes of the June 08 , 2016 meeting
7. Open Hearing

#### Old Business

**PZ 16-013 Westmont B Imports, Inc. regarding the property located at 420 and 430 East Ogden Avenue, a portion of Westmont Drive, 645, 650 and 651 Westmont Drive, and 415 Plaza Drive, Westmont, IL 60559 for the following:**

- (A) Special Use Permit request to operate an automotive dealership in the B-2 General Business District.
- (B) Zoning Code Variance request to allow parking within the front yard setback.
- (C) Zoning Code Variance Request to increase the allowed height in the B-2 General Business District for the purpose of constructing a rooftop parking deck for an automobile dealership.
- (D) Preliminary Plat of Vacation for Westmont Drive.
- (E) Preliminary Plat of Consolidation.
- (F) Site and Landscaping Plan approval.

#### New Business

**PZ 16-014 Jean Skuble regarding the property located at 340 South Lincoln Street , Westmont, IL 60559 for the following:**

- (A) Zoning Code Variance Request to permit the construction of a 5' solid fence in the side yard adjoining the street in the R-3 Single Family Residential District.

**PZ 16-015 McLean Family Trust regarding the property located at 138 North Cass Avenue, Westmont, IL 60559 for the following:**

- (A) Special Use Permit request to operate a business office on the ground floor in the B-1 Limited Business District.



**PZ 16-016 Dominic Tommasone regarding the property located at 38 and 42 West Naperville Road, Westmont, IL 60559 for the following:**

- (A) Special Use Permit request for an existing automotive garage located at 38 West Naperville Road in the B-2 General Business District with existing non-conforming exterior storage of vehicles awaiting service or customer pick-up.
- (B) Special Use Permit request for expansion of an automotive garage to be located at 42 West Naperville Road in the B-2 General Business District.

**PZ 16-017 Ultimo Motorsports regarding the property located at 180 West Ogden Avenue, Westmont, IL 60559 for the following:**

- (A) Special Use Permit request to expand an existing used automotive dealership in the B-2 General Business District.
- (B) Zoning Code Variance request to allow parking within the front yard setback.
- (C) Zoning Code Variance request to permit the sale of used automobiles within 500 feet of a residence district.
- (D) Site and Landscaping Plan approval.

**PZ 16-018 LWV Odessa Ponds, LLC, regarding the properties located at 6704-24 Echo Lane, 6703-24 Tudor Lane, 6703-24 Alpine Lane, 6703-24 Park Lane, 6703-24 Lakeshore Drive, 6703-24 Cedar Lane, 6703-24 Vail Drive, 6703-24 Aspen Lane, 6703-23 Maple Lane, Westmont, IL 60559 for the following:**

- (A) Map Amendment request to rezone from R-4 General Residence District to a Planned Development Overlay District in the underlying R-4 General Residence District with the following exceptions from the Zoning Code:
  - 1. Exception to reduce the required amount of useable open space, which is currently non-conforming.
- (B) Zoning Code Variance request to exceed the maximum number of allowable accessory structures to construct clubhouse facilities.
- (C) Zoning Code Variance request to exceed the maximum size of an accessory clubhouse structure.
- (D) Zoning Code Variance request to exceed the maximum height of an accessory clubhouse structure.
- (E) Preliminary Plat of Subdivision to consolidate the properties into two lots.
- (F) Site and landscaping plan approval for the construction of clubhouse facilities.

**8. Adjourn**

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the Village of Westmont, Illinois, 60559 between 8:00 A.M. to 4:00 P.M. Monday through Friday, or telephone (630) 981-6210 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION - Ed Richard Chairperson